


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 3721 Roland Avenue		

TO Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE: May 4, 2015

REQUEST

The Department of Planning has received Michael Gallagher's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of 3721 Roland Avenue LLC, to subdivide the property into three lots, renovate the existing structure, and construct two new single-family attached dwellings. The Zoning Administrator has determined that a variance of side yard requirements is needed for approval. We understand that this appeal is scheduled for hearing on May 5, 2015.

SITE

3721 Roland Avenue is located on the east side of the street, approximately 190' north of the intersection with 37th Street. This property measures approximately 51' by 162'6" and is currently improved with a two-story detached residential building measuring approximately 16' by 66'. This site is zoned R-7 and is located within the Hampden National Register Historic District.

ANALYSIS

Use: In this zoning district, single-family attached dwellings are a permitted use, and so are allowed (§4-1001). In this case, the property was last authorized for use as a multiple-family detached dwelling, which is a permitted use in this R-7 General Residence District.

Required Yard: In this zoning district, a minimum interior side yard setback of 10' is required for ends of groups (§4-1007.a.). In this case, the proposed "Unit #3" will project to within 3' of the interior side lot line.

Yard Variance: The Board may grant a variance to authorize a yard or setback that is less than that otherwise required by the applicable regulation (§15-203).

Land Use and Urban Design: The proposed site plan appears to show a rear yard parking arrangement which would require cross-easements be placed upon the proposed new lots. One of the proposed four garages appears to be planned to straddle a proposed lot line, which would not be allowed. The proposed subdivision requires approval by the Planning Commission. Following this appeal's consideration by the Board, the applicant should contact the Planning Department staff concerning subdivision.

Comprehensive Planning: The applicant has met with the community but has not presented justification meeting Zoning Code standards for the requested variance. The community has indicated its opposition to approval of this application.

TransForm Baltimore: This property would remain part of the R-7 District (Proposed Zoning Map Area 2-D) in which rowhouse dwellings would be permitted uses (Table 9-301).

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RECOMMENDATION

The Department of Planning does not support the requested variance of side yard setback that would be required to allow creation of three lots on this property, since there are many lots on this block of Roland Avenue with front footages in the range of 21' to 24', and the applicant's proposal would create 16' or 17' wide lots incompatible with the as-built pattern of residential development nearest this property. The Department of Planning would have no objection to subdivision of this property for purposes of allowing construction of an additional single-family dwelling at this location.

TJS/wya/mf

cc: Michael Gallagher, Appellant